

**Planning & Zoning Commission
Regular Meeting 7:30 pm
December 14, 2021 Minutes**



Members Present

Mayor Salvador Vela
Mayor Pro Tem Arturo Galvan Jr.
Commissioner Emilio Cantu Jr.
Commissioner Richard Arevalo
Commissioner Ricardo Garza

City Staff Present

Jeff Underwood
Ricardo Gonzalez
Baudelia Rojas
Jonathan Flores
Janie Flores
Mauro Sandoval
Janie Gaytan
Rosie Tello
Cristina Garcia
Samm Mercado

I. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Alton City Commission present, Mayor Salvador Vela called the meeting to order at 7:30 pm.

II. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

Mayor Salvador Vela led the group in prayer. Commissioner Ricardo Garza led in the Pledge of Allegiance.

III. CERTIFICATION OF POSTING

IV. PUBLIC HEARING

At 7:31 p.m., Mayor Salvador Vela opened the public hearing for item #1.

1. **Omar Garza, on behalf of 2 R's Investments, LLC, owner, is requesting a rezone at the 700 block of S. Bryan Blvd. from "R-3" Single Family Residential-Small Lot to "MF-1" Multi-Family Low Density District.**

Minnie Mueller, 1603 E. Franklin Ave. stated that she was requesting that the zone of the proposed location not be changed. Ms. Mueller stated that they are not opposed to development but they would not like for the proposed location to be rezoned to multi-family. Ms. Mueller stated that 80% of the residents in this area are family.

Allen Lozano, developer stated that they were unaware of the opposition to the development until tonight. Mr. Lozano stated that what they are proposing is a nice

upscale development that would have restrictions and it would be good for the community. Mr. Lozano stated that they have been in real estate for five years and they conduct studies of areas which show the demand for either single family and apartments which for many people renting an apartment is the only option since they cannot purchase a house.

At 7:38pm, Mayor Vela closed the public hearing for Item #1 and opened public hearing for Item #2.

2. **Netanel Abir, on behalf of Premier Development Group, LLC, owner, is requesting a rezone at 1429 W. Harrison Ave. from “C-1” Neighborhood Commercial District to “MF-1” Multi-Family Low Density District.**
No one present for comments.

At 7:39pm, Mayor Vela closed the public hearing for Item #2 and opened the public hearing for Item #3.

3. **MAS Engineering LLC, on behalf of L&R Freight, LLC, owner, is requesting a rezone at the 1700 block of N. Bryan Blvd, to “D” Duplex/Fourplex District.**
No one present for comments.

At 7:39 p.m., Mayor Vela closed the public hearing.

V. PUBLIC COMMENT
No public comments.

VI. APPROVAL OF MINUTES

Approve the minutes of the Planning & Zoning Commission meeting of November 23, 2021.

Motion to approve the minutes was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

VII. NEW BUSINESS

1. **Discuss and consider approving request by Omar Garza, on behalf of 2 Rs Investments, LLC, owner, to rezone the 700 block of S. Bryan Blvd. from “R-3” Single Family Residential-Small Lot to “MF-1” Multi-Family Low Density District.**

Cristina Garcia, Planning Director stated that this development is a 19.26 acre tract of land, more or less, being a portion or part of Lot 39-10, West Addition to Sharyland Subdivision. Ms. Garcia stated that there was opposition to this item but staff has been in contact with Oscar Garza the representative for the development and they are willing to work with the City to meet requirements and also take into account the citizens concerns as well as their own. Ms. Garcia stated that at this time staff is recommending disapproval. Staff will work together with the developer on making some changes and bring back this item at a later date to be presented differently.

Oscar Garza with 2R's Investments, LLC, stated that although the rezone was to MF-1 Multi-family the intent is for single story duplex/fourplex development. Mr. Garza

stated that they have done quite a bit of feasibility work up front and they would be bringing in a service line down from Mile 5 to the proposed property to minimize any impact to the neighborhood which would also provide fire protection services. Mr. Garza stated that lighting would improve in the area with this development. Staff recommends denial. Motion to deny was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Richard Arevalo. Motion carried 5-0.

2. Discuss and consider approving request by Netanel Abir, on behalf of Premier Development Group, LLC, owner, to rezone 1429 W. Harrison Ave. from “C-1” Neighborhood Commercial District to “MF-1” Multi-Family Low Density District.

Cristina Garcia, Planning Director stated that this rezone is for all of Lot 48, Taurus Estates No. 16 Subdivision. Ms. Garcia stated that everything around this property is single family or multi-family so staff recommends approval of the request. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

3. Discuss and consider approving request by MAS Engineering LLC, on behalf of L&R Freight, LLC, owner, to rezone the 1700 block of N. Bryan Blvd, to “D” Duplex/Fourplex District.

Cristina Garcia, Planning Director stated that this is the south 9.379 acre tract of land, more or less, out of Lot 45-10, West Addition to Sharyland Subdivision. This property was recently annexed into the City and no opposition has been received against the request. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Richard Arevalo. Motion carried 5-0.

4. Discuss and consider request by Nain Engineering LLC representing Columbus Construction Texas, owner, for preliminary plat approval of the proposed Alton Village Subdivision.

Cristina Garcia, Planning Director stated that this is a 9.54 acre tract of land, more or less, out of the east 315.0 feet of Lot 37-3, West Addition to Sharyland Subdivision. The developer is proposing 32 multi-family lots and is requesting two variances; to allow a lot depth of 121.50 ft. from the required 140 ft and to allow a hammerhead for turnaround instead of a cul-de-sac at the end of the street. Staff recommends approval and approval of the two variance requests. Jeff Underwood, City Manager, commented that one big concern for this development was drainage. The development needed an outfall to which the developer is willing to work with the City and allow easements going north into a positive outfall for drainage and relieve any concerns. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Richard Arevalo. Motion carried 5-0.

5. Discuss and consider approval of Ordinance 2021-18, amending and adopting the City of Alton Unified Development Code.

Cristina Garcia, Planning Director, stated that as the City continues to grow and in order to accommodate changes and changing conditions staff has once more made changes to the unified development code in order to protect the citizens of Alton and

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help developers with their developments in our City. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

VIII. ADJOURNMENT


Motion to adjourn the meeting was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0. Meeting adjourned at 7:48 pm.

CITY OF ALTON



Salvador Vela, Mayor

ATTEST:



Baudelia Rojas, CPM, TRMC|CMC
City Secretary

